



COMMUNITY DEVELOPMENT DEPARTMENT

616 NE 4th Avenue
Camas, WA 98607
www.ci.camass.wa.us

Date Published: November 13, 2025

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for **Camas Municipal Code Updates (SEPA25-1005)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

To amend edits to Title 2, Title 8, Title 12, Title 15, Title 16, Title 17, and Title 18 of the Camas Municipal Code (CMC). The SEPA Checklist is attached.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:
City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
C-Tran
Camas School District
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Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife, Region 5
Department of Natural Resources, SEPA Center
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver - Clark Parks & Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Property Owners within 300 feet *(mailed the SEPA Determination & map)*



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA25-1005 Camas Municipal Code Updates

APPLICANT: Alan Peters, AICP, Community Development Director
616 NE 4th Avenue
Camas, WA 98607

REQUEST: This is a non-project action to amend the City's Municipal Code. No additional actions or phases are anticipated with this project.

LOCATION: CITY WIDE

LEGAL DESCRIPTION: CITY WIDE

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: NOVEMBER 27, 2025, AT 5:00 P.M.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Determination:

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

Publication date of this DNS is **November 13, 2025**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **November 27, 2025**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

	<u>November 13, 2025</u>
Robert Maul, Planning Manager and Responsible Official	Date of publication

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

2025 Annual Municipal Code Amendments

2. Name of applicant:

City of Camas

3. Address and phone number of applicant and contact person:

Attn: Alan Peters, AICP, Community Development Director
616 NE 4th Avenue
Camas, WA 98607
Phone: 360.817.7254

4. Date checklist prepared:

November 7, 2025

5. Agency requesting checklist:

City of Camas (City)

6. Proposed timing of schedule (including phasing, if applicable):

Proposed code amendments are anticipated for adoption December 15, 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. This is a non-project action to amend the City’s Municipal Code. No additional actions or phases are anticipated with this project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The proposed project is considered a non-project action to amend the City’s Municipal Code to address consistency with state law, for alignment with the City’s periodic update to the Comprehensive Plan, to respond to community needs, or to improve or clarify a standard or process.

As part of the amendments to the City’s CARA code, the City’s consultants, DOWL and Gemini Environmental Strategies, prepared a memorandum documenting best management practices for proposed uses within CARAs. No other environmental information has been prepared related to this proposal.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not applicable.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pursuant to Camas Municipal Code (CMC) Section 18.55.320, Type IV legislative requests require a public hearing before the City's Planning Commission. Following the hearing, the Planning Commission must make a recommendation on the proposal to the Camas City Council. The Camas City Council will review, hold a public hearing, and make a formal decision regarding whether to adopt as proposed, adopt with modifications, or reject the proposal.

No permits are required for the proposed code amendments.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The 2025 annual amendments include a variety of updates to Titles 2, 8, 12, 15, 16, 17, and 18 of the Camas Municipal Code (CMC). The code amendments are being pursued for consistency with state law, for alignment with the City's periodic update to the Comprehensive Plan, to respond to community needs, or to improve or clarify a standard or process.

A high-level summary of the proposed amendments is provided below and organized by title, and chapter or section of the CMC. Full text of the proposed amendments is included as Attachment A.

Title 2 – Administration and Personnel

- Section 2.15.080 – Powers of the Hearing Examiner - Provide the Hearing Examiner the authority to include appeals of building and fire code interpretations under Title 15 and of any determinations delegated within the code to the Hearing Examiner or Board of Adjustment.

Title 8 – Health and Safety

- Section 8.06.040 – Public Health, Safety, and Welfare Nuisances - Updates language referencing barrier requirements for swimming and landscape pools to align with current editions of the International Residential Code and Washington Administrative Code (WAC) references.

Title 12 – Streets, Sidewalks, and Public Places

- Chapter 12.36 – Gates and Other Barriers – New or clarified requirements for private gates affecting emergency access. Revisions to the residential gate code (Now Type B) are less restrictive. A commercial provision (Type A) was included.

Title 15 – Buildings and Construction

- Chapter 15.04 – Building Code - Adopts the latest state-adopted building, fire, mechanical, plumbing, energy, and specialty codes per Revised Code of Washington (RCW) Chapter 19.27 and relevant Washington Administrative Code (WAC) provisions. Adds or revises administrative provisions, such as new definitions relating to the Building Division, updated permit expiration rules, and revised provisions for refunds or fee adjustments. Also provides for hearing examiner review of appeals.
- Chapter 15.17 – Automatic Fire Sprinklers – Various minor updates to fire sprinkler code requirements.

Title 16 – Environment (Critical Areas)

- Chapter 16.55 – Critical Aquifer Recharge Areas (CARA) – Clarifies what uses require critical areas review and Level One or Level Two hydrogeologic assessments and provides updated lists of allowed, prohibited, and uses permitted with a critical areas report. Also adds performance standards for additional uses that may impact CARAs. Adopts by reference maps which depict the approximate location of critical aquifer recharge areas produced by the Washington State Department of Health (DOH), United States Geological Survey (USGS) and the United States Environmental Protection Agency (EPA).

Title 17 – Land Development

- Chapter 17.09 – Short Subdivisions – Provides for new unit lot subdivisions required by state law, allowing middle housing, ADUs, or multi-unit detached developments to be subdivided into individual unit lots under a parent lot.
- Chapter 17.19 – Design and Improvement Standards - Updates infrastructure standards for curbs, sidewalks, utilities, and street improvements. Removes redundancies between the code and design standards manual.

Title 18 – Zoning

- Chapter 18.03 – Definitions - Updates definitions for middle housing, Accessory Dwelling Units (ADUs), unit lot subdivisions, and adult family home to align with state law.
- Chapter 18.05 – Zoning Boundaries - Clarifies treatment when zoning boundaries bisect a lot. Owners may apply for development under either zone or split zoning. This change particularly applies to the North Shore Subarea where the adopted zoning map splits parcels into various zones.
- Chapter 18.07 – Use Tables – Various updates to accommodate middle housing with new reference to new Chapter 18.25 Middle Housing code. Also includes a change to allow automotive repair in the North Shore – Mixed Use zone in limited circumstances.
- Chapter 18.09 – Density and Dimensions – Revises front yard setback standards to encourage façade depth variation and reduce the visual prominence of garages

along a street by providing for a setback reduction for non-garage portions of dwellings. Provides for a density bonus in the Multifamily 18 (MF-18) and North Shore Higher Density Residential (HD-NS) zones to encourage apartment development on larger sites and discourage development of detached single-family dwellings in zones intended for multifamily.

- Chapter 18.17 – Supplemental Development Standards – Revises accessory structure setback and fence height requirements to align with building code.
- Chapter 18.25 – Middle Housing – New code chapter providing for middle housing and satisfying the requirements of HB 1110, including allowing two units per lot in residential zones.
- Chapter 18.27 – Accessory Dwelling Units – Revised chapter allowing two ADUs per residential lot and complying with other requirements as required by RCW 36.70A.680-681 which was amended by HB 1337 (2023).
- Chapter 18.55 – Administration and Procedures – Amendments to permit processing and review timelines consistent with RCW 36.70B amended by SB 5290 (2023). Type I reviews would need to be completed in 65 days, Type II reviews in 100 days, and Type III reviews in 170 days.

For the purposes of this checklist, proposed code amendments are generally grouped into three categories, minor amendments (housekeeping changes), housing code amendments and critical aquifer recharge area (CARA) code amendments.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Proposed code amendments apply to projects and development actions located on sites within the municipal limits of the City of Camas as reflected on Clark County Geographical Information Systems online mapping resource, Maps Online.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Topography in the area ranges from flat in the older core of Camas and on the west side of Prune Hill, to hilly on the flanks of Prune Hill, to steep slopes in some areas of Prune Hill and in some canyons on the south side of Prune Hill. On the northeast side of Lacamas Lake the topography ranges from flat to hilly, with some steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope in the area is well over 40% in the southern area of Prune Hill overlooking the Columbia River.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The US Soil Conservation survey of Clark County shows a number of soils in the Camas area. There are no agricultural lands of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are areas of potentially unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None, non-project action

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

None, non-project action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None, non-project action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None, non-project action

2. Air

[Find help answering air questions⁴](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

None, non-project action

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None, non-project action

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None, non-project action

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Major water features within the City include the Columbia River, the Washougal River, Lacamas Lake, Lacamas Creek, Fallen Leaf Lake, and Round Lake.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

None, non-project action

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None, non-project action

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

None, non-project action

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

None, non-project action

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

None, non-project action

b. Ground:

[Find help answering ground water questions](#)⁷

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

CARA Code Amendments

The proposed updates to the CARA standards are expected to:

- Improve CARA mapping by adopting dynamic mapping sources maintained by state and federal agencies which generally depict regulated CARAs,
- Increase protection of groundwater by implementing additional performance standards for specific uses in CARAs,
- Clarify the scope of hydrogeologic assessment required for a development based upon the proposed use and the underlying CARA designation, and
- Prohibit uses which present an unacceptable risk or threat of contamination in CARAs where susceptibility to, and impacts from groundwater contamination is high.

The updates to the City's CARA code are not expected to increase withdrawal from or discharge to ground water. However, as described above, the code amendments will better protect CARAs located within the City if discharges occur.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

CARA Code Amendments

The proposed updates to the CARA standards are expected to:

- Improve CARA mapping by adopting dynamic mapping sources maintained by state and federal agencies which generally depict regulated CARAs,
- Increase protection of groundwater by implementing additional performance standards for specific uses in CARAs,
- Clarify the scope of hydrogeologic assessment required for a development based upon the proposed use and the underlying CARA designation, and

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- Prohibit uses which present an unacceptable risk or threat of contamination in CARAs where susceptibility to, and impacts from groundwater contamination is high.

The updates to the City's CARA code are not expected to increase waste material discharge into the ground. However, the code amendments protect CARAs located within the City by requiring all activities in the sole source aquifer to connect to a sanitary sewer system.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

CARA Code Amendments

The proposed updates to the CARA standards are expected to:

- Improve CARA mapping by adopting dynamic mapping sources maintained by state and federal agencies which generally depict regulated CARAs,
- Increase protection of groundwater by implementing additional performance standards for specific uses in CARAs,
- Clarify the scope of hydrogeologic assessment required for a development based upon the proposed use and the underlying CARA designation, and
- Prohibit uses which present an unacceptable risk or threat of contamination in CARAs where susceptibility to, and impacts from groundwater contamination is high.

The updates to the City's CARA code are not expected to increase runoff. However, as described above, the code amendments will better protect CARAs located within the City if discharges occur.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

CARA Code Amendments

The updates to the City's CARA code are not expected to result in the generation nor discharge of waste materials into ground or surface waters. As described above, the code amendments will better protect CARAs located within the City through the regulation of development.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

CARA Code Amendments

The updates to the City's CARA code will not alter or otherwise affect drainage patterns. As described above, the code amendments will better protect CARAs located within the City through the regulation of development in these areas.

- d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

CARA Code Amendments

The proposed CARA code amendments are not expected to increase the rate or scale of development within the City and thus will not affect surface, ground and runoff water, or drainage patterns.

New and expanded development is required to comply with provisions of *CMC Title 14 Stormwater Provisions* which require the capture and treatment of stormwater. Critical aquifer recharge areas (CARAs) including well-head protection areas, the Troutdale Sole Source Aquifer, and the unconsolidated alluvial aquifer along the Columbia River, are mapped across lands within the City of Camas. Development and land uses located on lands within designated CARAs have the potential to impact groundwater. However, development is required to comply with *Title 14 Stormwater Provisions* and *Chapter 16.55 Critical Aquifer Recharge Areas* of the Camas Municipal Code.

4. Plants

[Find help answering plants questions](#)

- a. **Check the types of vegetation found on the site:**

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☒ **pasture**
- ☒ **crop or grain**
- ☒ **orchards, vineyards, or other permanent crops.**
- ☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☒ **water plants: water lily, eelgrass, milfoil, other**
- ☒ **other types of vegetation**

- b. **What kind and amount of vegetation will be removed or altered?**

None, non-project action

- c. **List threatened and endangered species known to be on or near the site.**

Oregon White Oak and the Camas Lily habitats are protected in the city

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None, non-project action

- e. List all noxious weeds and invasive species known to be on or near the site.

None, non-project action

5. Animals

[Find help answering animal questions](#)⁸

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site.

Five salmonid species: Fall Chinook, Chum, Coho, Summer & Winter steelhead; and Bull trout are present with Lacamas Creek. Bald eagles have been known to be along the Lacamas Lake/Creek corridor.

- c. Is the site part of a migration route? If so, explain.

Portions are within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any.

None, non-project action

- e. List any invasive animal species known to be on or near the site.

None, non-project action

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None, non-project action

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

None, non-project action

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None, non-project action

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

None, non-project action

- 1. Describe any known or possible contamination at the site from present or past uses.**

None, non-project action

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None, non-project action

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None, non-project action

- 4. Describe special emergency services that might be required.**

None, non-project action

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

None, non-project action

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

None, non-project action

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

None, non-project action

- 3. Proposed measures to reduce or control noise impacts, if any:**

None, non-project action

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

None, non-project action

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

None, non-project action

- d. Will any structures be demolished? If so, what?**

None, non-project action

- e. What is the current zoning classification of the site?**

The city has adopted the following zoning districts: Residential 15,000 (R-15); Residential 12,000 (R-12); Residential 10,000 (R-10); Residential 7,500 (R-7.5); Residential 6,000 (R-6); Multi-family 10 (MF-10); Multi-family 18 (MF-18); Multi-family Cottage (MF-C); High-Density Residential-North Shore (HD-NS); Low-Density Residential-North Shore (LD-NS); Neighborhood Park (NP); Special Use Park (SU); Open Space (OS); Regional Commercial (RC); Community Commercial (CC); Commercial-North Shore (C-NS); Neighborhood Commercial (NC); Downtown Commercial (DC); Mixed Use (MX); Business Park (BP);

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Mixed Use-North Shore (MX-NS); Mixed Employment-North Shore (ME-NS); Light Industrial (LI), Heavy Industrial (HI); and Light Industrial / Business Park (LI/BP).

f. What is the current comprehensive plan designation of the site?

The city has adopted the following comprehensive plan designations: Single-family Low; Single-family Medium; Single-family High; Multi-family Low; Multi-family High; Commercial; Park/ Open Space; and Industrial; NS-Multifamily High; NS Single-Family Low; NS-Commercial; NS-Industrial.

g. If applicable, what is the current shoreline master program designation of the site?

The city has adopted the following shoreline designations Aquatic, Natural, Urban Conservancy, Medium Intensity, and High Intensity.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are areas of the city that are considered environmentally sensitive, and are generally identified on the city's critical area maps, Clark County maps, and other available information.

i. Approximately how many people would reside or work in the completed project?

None, non-project action

j. Approximately how many people would the completed project displace?

None, non-project action

k. Proposed measures to avoid or reduce displacement impacts, if any.

None, non-project action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None, non-project action

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None, non-project action

9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None, non-project action

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None, non-project action

- c. Proposed measures to reduce or control housing impacts, if any:**

None, non-project action

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

None, non-project action

- b. What views in the immediate vicinity would be altered or obstructed?**

None, non-project action

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

None, non-project action

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None, non-project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

None, non-project action

- c. What existing off-site sources of light or glare may affect your proposal?**

None, non-project action

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None, non-project action

12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

None, non-project action

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

None, non-project action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None, non-project action

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are five sites on the Clark County Heritage Register, twenty-one sites on the Clark County Historical Resources Inventory, and two sites on the National Register of Historical Places.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None, non-project action

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

None, non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None, non-project action

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The basic roadway system providing circulation to and from Camas is the federal and state highway system: Interstate 5, Interstate 205, State Route 14, and State Route 500 (Everett Street within the city limits). The interstates link Camas and surrounding areas

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

to Portland to the south, as well as Olympia and Seattle to the north. State Route 14 is the major east-west connection from Camas to I-205 and I-5. State Route 500 provides access to the northern parts of the County. There are some major arterials: Pacific Rim Boulevard, SE 1st/Lake Road, Leadbetter Road, Brady/Parker Road, and NE 3rd Avenue, to name a few, and several minor arterials that provide circulation between Camas and communities to the east and west. These arterials also provide a significant amount of circulation within the community.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes, C-Tran serves the Camas area.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None, non-project action

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

None, non-project action

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None, non-project action

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

None, non-project action

- g. Proposed measures to reduce or control transportation impacts, if any:**

None, non-project action

15. Public services

[Find help answering public service questions¹⁷](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

None, non-project action

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

None, non-project action

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

The City provides water, sewer and refuse service. Other utilities are available by others.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None, non-project action

C. Signature

[Find help about who should sign¹⁹](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Alan Peters

Type name of signee: Alan Peters

Position and agency/organization: Community Development Director, City of Camas

Date submitted: 11/7/2025

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

Summary of Proposed Code Amendments

Potential effects and mitigations for the proposed code amendments are organized into three categories: minor amendments (housekeeping changes), housing code amendments, and critical aquifer recharge area (CARA) code amendments. Additional discussion regarding the proposed amendments is provided below and should be referenced when reviewing responses to the supplemental sheet for nonproject actions. Full text of the proposed code amendments is included as Attachment A.

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

The minor code amendments consist of mainly housekeeping updates which improve clarity, usability and administration of the code, as well as addressing changes in state law or other standards. These revisions include updates to administrative procedures, building and fire codes, engineering design standards, and similar changes.

Housing Code Amendments (Titles 17 and 18)

The housing code amendments are intended to comply with state law which aims to expand housing availability and choice across Washington including within Camas. The updates include:

- Revisions to the ADU provisions (*CMC 18.27 Accessory Dwelling Units*) to encourage these housing types,
- New middle housing regulations (*CMC 18.25 Middle Housing*) which include additional housing product types and associated design standards to allow and encourage these housing types,
- Unit lot subdivision standards (*CMC 17.09.070*) to allow greater flexibility of design standards on lots, and
- A residential density bonus for multifamily residential development in the MF-18 and HD-NS zone (*CMC 18.09.050 Table 1*).

State statutes pertaining to middle housing and ADUs include preemption clauses. These provisions supersede, preempt and invalidate local codes, if the City does not adopt regulations consistent with state law by December 31, 2025. Preemption by state statute

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

would have a similar effect on the potential for additional housing units as the proposed code amendments.

CARA Code Amendments (Chapter 16.55)

The revised CARA code provisions are intended to:

- Improve CARA mapping by adopting dynamic mapping sources maintained by state and federal agencies which generally depict regulated CARAs,
- Increase protection of groundwater by implementing additional performance standards for specific uses in CARAs,
- Clarify the scope of hydrogeologic assessment required for a development based upon the proposed use and the underlying CARA designation, and
- Prohibit uses which present an unacceptable risk or threat of contamination in CARAs where susceptibility to, and impacts from groundwater contamination is high.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

A summary of the minor code amendments is provided at the beginning of the Non-Project Action worksheet.

Air, Water, Toxic and Hazardous Substances, and Noise

The proposed minor code amendments will not increase emissions to the air; discharges to water; production, storage or release of hazardous substances; or production of noise. The minor code amendments update code provisions for clarity and consistency with state law and local policy as described at the beginning of Part D and in Section A.11 of this checklist.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

The housing code updates will provide greater flexibility in housing development within the city by permitting a wider variety of housing product types. As required by state law, the new middle housing and ADU regulations enable more housing units to be constructed per lot, potentially leading to more housing development throughout Camas than current zoning codes permit. Changes to the MF-18 and HD-NS zones may also result in greater units within these zones. The amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions.

Air

As noted above, the housing code updates may result in additional residential development beyond what is currently permitted by code. However, the actual effect on housing unit growth is unknown.

Additional residential development could produce temporary and long-term air emissions. Short-term air emissions are likely to include dust, and exhaust emissions from equipment during site construction. Upon completion of development, additional air emissions could include vehicle exhaust from future residents and visitors of the residential units, as well as emissions from heating, air conditioning, and cooking appliances within residential units.

New development is required to comply with applicable regulations implemented by the City including dust regulations outlined in *CMC 15.50 Clearing and Grading Standards* and *CMC 8.06.060 Public Nuisances* and the *Washington Clean Air Act*. Emissions equipment from construction equipment must meet federal requirements.

Water

As noted above, the housing code updates may result in additional residential development beyond what is currently permitted by code. However, the actual effect on housing unit growth is unknown and will be determined primarily by market factors and site conditions.

Additional housing development may result in an increase in stormwater runoff which may be discharged into ground or surface waters. However, development must comply with provisions of *CMC Title 14 Stormwater Provisions* which require the capture and treatment of stormwater on-site before discharging at a rate consistent with pre-developed flows. It is unknown whether existing stormwater systems will have enough capacity to accommodate the increased flow and treatment needs for additional housing that may result from these new regulations. The City should complete a stormwater analysis and evaluate and revise its stormwater regulations, if necessary, to ensure that stormwater systems have adequate flow and treatment capacity.

Toxic and Hazardous Substances

The proposed housing code amendments are not expected to increase the production, of toxic or hazardous substances based upon the use. However, additional housing development resulting from the amendments could lead to an increase in the storage and release of hazardous chemicals such as pesticides, herbicides, household chemicals, paints, and petroleum products. During construction, any storage of petroleum productions and paints would be regulated under the City's stormwater ordinance through the requirement for developers to prepare a Stormwater Pollution Prevention Plan. Post construction, sanitary systems capture discharges into drains and stormwater systems are built to partially filter petroleum products. Use of pesticides and nutrients will be subject to *CMC 16.55.070.C*. Beyond that only nominal increases of toxic and hazardous substances are expected at levels typical of residential development.

Noise

The proposed amendments to the housing code permit additional residential units to be built on individual lots, potentially leading to higher levels of development than currently permitted under existing regulations. This could result in an increase in noise generated from a particular lot or site during and after construction. However, noise generated from the potential additional units is expected to be consistent with noise generated in an urban environment. Noise is regulated by the City through enforcement of *CMC 9.32.050 Public Disturbance Noises*, and by the State of Washington as outlined in *RCW 70A.20 Noise Control* and *WAC 173-60 Maximum Environmental Noise Levels*. Local and state rules specify the type of noise permitted and time limits for such noise.

CARA Code Amendments (Chapter 16.55)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

Air

The proposed code amendments are not expected to influence emissions to the air. The CARA provisions specifically address groundwater protection. No mitigation measures are proposed as no effects are anticipated.

Water

The cumulative effect of the proposed changes to *CMC Chapter 16.55 Critical Aquifer Recharge Areas* coupled with other applicable provisions of the CMC, including *Title 14 Stormwater Provisions*, will increase groundwater protection from new development in CARA zones and as a result it will reduce the threat of potential impacts to groundwater used as drinking water.

The proposed amendments are not expected to increase discharges to water. The revised standards will result in the prohibition of specific uses deemed too high a risk to groundwater sources and implementation of additional performance standards for specific uses which are expected to better protect groundwater resources. Further, the clarification of the required scope and degree of technical analysis required for developments in CARA zones are expected to better protect groundwater resources by requiring analysis of the characteristics of the site and potential risk of contamination posed by the specific development.

Toxic or Hazardous Substances

The proposed amendments are not expected to increase the production, storage or release of toxic or hazardous substances. The revised CARA standards will result in the prohibition of specific uses deemed too high a risk to groundwater sources and implementation of additional performance standards for specific uses which are expected to better protect groundwater resources. Furthermore, the clarification of the required scope and degree of technical analysis required for developments in CARA zones are expected to better protect groundwater resources by requiring analysis of the

characteristics of the site and potential risk of contamination posed by a specific development. The CARA provisions do not preclude development from the requirements to comply with other local, state, and federal regulations which govern the production, storage or release of toxic or hazardous substances including, but not limited, to the International Fire Code, International Building Code, Clean Water Act and Clean Air Act.

The proposed revisions are not expected to increase the production, storage, or release of toxic or hazardous substances therefore mitigation measures are not proposed.

Noise

The proposed code amendments are not expected to increase noise. The CARA provisions specifically address groundwater source protection. No mitigation measures are proposed as no effects are anticipated.

- **Proposed measures to avoid or reduce such increases are:**

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

The proposed minor code amendments are not expected to increase discharges to water, increase air pollution, noise, or the production, storage or release of toxic or hazardous substances; therefore, no mitigation measures are proposed.

Housing Code Amendments (Titles 17 and 18)

As noted above, the housing code updates may result in additional residential development beyond what is currently permitted by code. However, the actual effect on housing unit growth is unknown.

The additional residential development could result in an increase in the storage and release of toxic and hazardous chemicals, stormwater generation, air emissions and noise. However, these occurrences are consistent with urban residential development which is regulated by the City and State. Enforcement of existing regulations including, but not limited to *CMC 8.06.060 Public Nuisances*, *CMC 9.32.050 Public Disturbance Noises*, *Title 14 Stormwater Provisions*, *CMC 15.50 Clearing and Grading Standards*, *CMC 16.55.070.C Residential Use of Pesticides and Nutrients* and state laws including *RCW 70A.15 Washington Clean Air Act*, *RCW 70A.20 Noise Control* and *WAC 173-60 Maximum Environmental Noise Levels* are expected to adequately mitigate for such occurrences. No additional mitigation measures are proposed.

CARA Code Amendments (Chapter 16.55)

The proposed amendments are not expected to increase air pollution, noise, or the production, storage or release of toxic or hazardous substances; therefore, no mitigation measures are proposed.

The proposed amendments are not expected to increase discharges to water. The revised standards will better protect groundwater sources. Therefore, no mitigations are proposed or required.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

A summary of the minor code amendments is provided at the beginning of the Non-Project Action worksheet.

Plants and Animals

As development occurs in urban areas, impacts on plants and animals are expected. The proposed minor code amendments are not expected to affect the rate of development and, thus, will not affect plants and animals.

Fish and Marine Life

The City of Camas does not have a direct connection to the Pacific Ocean as such, impacts to marine life are not expected. However, fish bearing streams and rivers traverse the City, most notably, the Columbia and Washougal Rivers. The proposed minor code amendments are not expected to affect fish or fish bearing streams and rivers within the City.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

The housing code updates will provide greater flexibility in housing development within the City by permitting a wider variety of housing product types. As required by state law, the new middle housing and ADU regulations enable more housing units to be constructed per lot, potentially leading to more residential development throughout Camas than current zoning codes permit. Changes to the MF-18 and HD-NS zone may also result in more units within these zones. However, the amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions.

Plants and Animals

As noted above, the housing code updates have the potential to increase residential unit yield within the City by increasing the number of housing units permitted within individual lots. However, the code amendments do not preclude the enforcement of local, state and federal regulations, such as, CMC *Chapter 16.51 Critical Areas*, the *Endangered Species Act*, and others which protect certain plants and animals. The proposed amendments will not change protections in existing codes for plants and animals ; thus, the amendments are not expected to increase impacts beyond what is anticipated with the current codes.

Fish and Marine Life

The City of Camas does not have a direct connection to the Pacific Ocean as such, impacts to marine life are not expected. However, fish bearing streams and rivers traverse the City, most notably, the Columbia and Washougal Rivers. As noted above, the housing code updates have the potential to increase residential unit yield within the City by increasing the number of housing units permitted within individual lots. Urban development has the potential to increase stormwater runoff and the impact to surface waters, including fish bearing streams. However, the housing code amendments do not preclude compliance with other local, state, and federal regulations including CMC *Title 14 Stormwater Provisions; Chapter 16.51 Critical Areas* and the *Endangered Species Act*, which regulate impacts on fish. Increased stormwater runoff could result in increased impacts to fish, especially if it is untreated. Beyond stormwater impacts, the proposed amendments do not affect the degree to which protected fish species and associated habitats can be impacted by development; thus, the amendments are not expected to increase impacts beyond what is anticipated with the current codes.

CARA Code Amendments (Chapter 16.55)

A summary of the CARA code amendments is provided at the beginning of the Non-Project Action worksheet.

Plants and Animals

As development occurs in urban areas, impacts to plants and animals are expected. The proposed CARA provisions are intended to regulate development in CARA zones to better protect groundwater and, thus, are not expected to increase or decrease impacts to plants and animals. The implementation of the revised CARA provisions does not preclude the enforcement of local, state and federal regulations such as CMC *Chapter 16.51 Critical Areas*, the *Endangered Species Act*, and others which protect certain plants and animals. The proposed amendments are not expected to increase impacts; therefore, no mitigation measures are proposed.

Fish and Marine Life

The City of Camas does not have a direct connection to the Pacific Ocean as such, impacts to marine life are not expected from implementation of CARA codes. However, fish bearing streams and rivers traverse the City, most notably, the Columbia and Washougal Rivers. The cumulative effect of the proposed changes to CMC *Chapter 16.55 Critical Aquifer Recharge Areas* coupled with other applicable provisions of the CMC, including *Title 13 Division II Sewer System* and *Title 14 Stormwater Provisions*, will increase groundwater source protection from new development in CARA zones and as a result it will reduce potential impacts to fish bearing waters where they are connected to aquifers.

The proposed amendments are not expected to increase discharges to water and by extension impacts to fish. The revised standards will result in the prohibition of specific uses deemed too high a risk for contamination of groundwater sources, and implementation of additional performance standards for specific uses which are

expected to better protect groundwater resources. Further, the clarification of the required scope and degree of technical analysis required for developments in CARA zones are expected to better protect groundwater resources by requiring analysis of the characteristics of the site and potential risk for groundwater contamination posed by the development.

The implementation of the revised CARA regulations does not preclude compliance with other local, state, and federal regulations which regulate impacts on fish.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

The proposed minor code amendments are not expected to increase impacts to plant, animals, fish, or marine life, therefore no mitigation measures are proposed.

Housing Code Amendments (Titles 17 and 18)

The housing code amendments may increase the density of residential development within individual lots, however, the overall development within the City will be consistent with urban development. The proposed amendments do not affect the degree to which protected plants and animals can be impacted by development; thus, the amendments are not expected to increase impacts beyond what is anticipated with the current codes.

The City should project anticipated increases in stormwater runoff due to implementation of updated housing codes and adjust its stormwater regulations accordingly to mitigate any potential impacts to fish due to additional discharges of stormwater to surface waters resulting from additional housing. This, coupled with the enforcement of existing regulations including, but not limited to, CMC *Chapter 16.51 Critical Areas*, the *Endangered Species Act*, and others which protect certain plants, animals, fish and habitats from impacts are expected to adequately mitigate such occurrences.

CARA Code Amendments (Chapter 16.55)

The revised regulations are expected to increase protection of CARAs for the reasons discussed above, therefore no mitigation measures are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

A summary of the minor code amendments is provided at the beginning of the Non-Project Action worksheet.

Urban development is anticipated across the City of Camas, consistent with the Camas Comprehensive Plan and Zoning Map. Such development will increase demand for energy and natural resources. The proposed minor code amendments are not expected

to affect the rate of development across the city. Therefore, the code updates are not expected to affect the use of energy and natural resources to serve development.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

As required by state law, the new middle housing and ADU regulations enable more housing units to be constructed per lot, potentially leading to greater development throughout Camas than current zoning codes permit. Changes to the MF-18 and HD-NS zones may also result in more residential development within specific zones. However, the amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions.

An increase in the total number of housing units, beyond what is currently permitted, would increase energy and natural resource consumption in the short term for construction and in the long term for heating, cooling and electricity to support residential living. Natural resource consumption associated with increased residential development includes, for instance, greater use of water for household use, forest products for housing construction, metal used for components of houses, minerals and aggregate for concrete and asphalt for driveways and roads, among other things.

However, it is unknown what the magnitude of the increase in energy and natural resource consumption would be given the uncertainty regarding the rate or total amount of housing development that would occur. Further, the proposed code amendments do not preclude the implementation or use of resource conservation techniques and technologies. Several programs and regulations are in place across the state, and within the City of Camas, to support sustainability and efficient use of energy and natural resources including the *Climate Commitment Act*, *Washington State Energy Code*, *Washington State Building Code*, and others. Furthermore, the City cannot control the rate at which energy or natural resources is used since it does not regulate energy or natural resource markets and cannot apply mitigations that would influence their uses. However, the use of these resources can be expected to be less for smaller housing formats, such as ADUs and middle housing, than it would otherwise be for development of single-family detached homes alone.

CARA Code Amendments (Chapter 16.55)

A summary of the CARA code amendments is provided at the beginning of the Non-Project Action worksheet.

The proposed code updates are expected to increase groundwater protection for the reasons noted above.

Urban development is anticipated across the City of Camas, consistent with the Camas Comprehensive Plan and Zoning Map. Such development will increase demand for

energy and natural resources. The proposed CARA code revisions are not expected to reduce overall development within the city limits but rather regulate development to protect groundwater quality. As such, the code updates are not expected to affect the use of energy and natural resources to serve development.

- **Proposed measures to protect or conserve energy and natural resources are:**

Minor Code Amendments (Titles 2, 8, 12, 15, Chapters 18.17 and 18.55)

The proposed minor code amendments are not expected to increase impacts to plant, animals, fish, or marine life, therefore no mitigation measures are proposed.

Housing Code Amendments (Titles 17 and 18)

An increase in total number of residential units, beyond what is currently permitted, would increase energy and natural resource consumption in the short term for construction and in the long term for heating, cooling and electricity to support residential living. However, the uncertainty surrounding the rate at which housing development will be increased by the housing code amendments, coupled with existing regulatory systems requiring efficient natural resource use including the *Climate Commitment Act*, *Washington State Energy Code*, *Washington State Building Code*, and others, make it difficult to estimate the potential impact of the code amendments. However, as noted above, the use of these resources can be expected to be less for smaller housing formats, such as ADUs and middle housing, than it would otherwise be for development of single-family detached homes alone.

The City is working on their periodic update to the Camas Comprehensive Plan. As required by the Growth Management Act, and in particular *RCW 36.70A.070 Comprehensive Plans – Mandatory Elements*, the City is required to develop a climate change element which includes a climate resiliency and greenhouse gas (GHG) emissions reduction sub-element which aim to increase a community's resiliency to natural hazards due to climate change, and reduce overall GHG emissions generated by land use and transportation within the City. As part of this effort, the City should consider the potential increase in energy and natural resource demand resulting from greater residential density. However, aside from allowing for increased housing density, which it is already being required to do under state law, there may be little the City can do to reduce consumption of energy and natural resources since they are primarily controlled by state and federal requirements and national and international markets over which the City has no control.

CARA Code Amendments (Chapter 16.55)

The proposed amendments are not expected to increase demand for energy or natural resource consumption as such, no mitigation measures are proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as**

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

A summary of the minor code amendments is provided at the beginning of the Non-Project Action worksheet.

The proposed minor code amendments are not expected to increase the use or effect of development on environmentally sensitive areas. The proposed amendments do not preclude existing uses or new development from compliance with local, state, and federal regulations which protect environmentally sensitive areas and resources including, but not limited to, CMC *Title 16 Environment*, the *Camas Shoreline Master Program*, *Endangered Species Act*, *Clean Water Act*, and other regulations that protect environmentally sensitive areas.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

The housing code updates will provide greater flexibility in housing development within the City and may result in more residential development. However, the amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions. That said, existing and new development are required to comply with local, state and federal regulations which protect environmentally sensitive areas. Such regulations include, but are not limited to, CMC *Title 16 Environment* and *Chapter 16.51 Critical Areas*, the *Camas Shoreline Master Program*, *Endangered Species Act*, and the *Clean Water Act*, among others. The proposed housing code amendments do not affect the degree to which environmentally sensitive areas can be impacted by development; thus, the amendments are not expected to increase impacts beyond what is anticipated with the current codes.

CARA Code Amendments (Chapter 16.55)

A summary of the CARA code amendments is provided at the beginning of the Non-Project Action worksheet.

The cumulative effect of the proposed changes to CMC *Chapter 16.55 Critical Aquifer Recharge Areas* coupled with other applicable provisions of the CMC, including *Title 14 Stormwater Provisions*, will increase groundwater protection from potential impacts associated with new development in CARA zones and as a result it will help to prevent potential impacts to groundwater from occurring. The proposed amendments do not preclude development from compliance with other local, state, and federal regulations which protect other environmentally sensitive areas and resources including, but not limited to, CMC *Title 16 Environment*, the *Camas Shoreline Master Program*, *Endangered Species Act*, *Clean Water Act*, etc.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

The proposed minor code amendments are not expected to increase the use or effect of existing or future development on environmentally sensitive areas therefore mitigation is not proposed.

Housing Code Amendments (Titles 17 and 18)

The proposed housing code amendments do not affect the degree to which critical areas are protected by local, state and federal regulations; thus, the amendments are not expected to increase impacts beyond what is anticipated with the current codes.

As required by the Growth Management Act, the City must update critical areas regulations to ensure functions and values of critical areas are protected using best available science. As part of the City's periodic review of the Comprehensive Plan, they are reviewing CMC *Chapter 16.51 Critical Areas* and will make necessary updates to address best available science.

Enforcement of local, state and federal regulations is expected to adequately address any impacts, and additional mitigation is not proposed.

CARA Code Amendments (Chapter 16.55)

The proposed changes are not expected to increase the use or effect of development on environmentally sensitive areas therefore additional mitigation is not proposed. The proposed code changes will likely have positive impacts on environmentally sensitive areas by preventing pollutants from entering groundwater, which in turn protects the quality of water in streams, rivers, and wetlands where they are connected to groundwater sources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

A summary of the minor code amendments is provided at the beginning of the Non-Project Action worksheet.

The minor code amendments will not affect land or shoreline use within the City of Camas.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

As required by state law, the new middle housing and ADU regulations enable more housing units to be constructed per lot, potentially leading to greater development throughout Camas than current zoning codes permit. Changes to the MF-18 and HD-NS zones may also result in more residential development. The amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions.

The proposed amendments could result in greater residential density within individual lots across the City. These housing code updates are occurring in connection with the periodic update of the City's Comprehensive Plan, which evaluates, amongst other things, population, housing and job growth over a 20-year period. As part of that process, the City is developing a future land use map which will take into consideration the implications of the new housing code amendments within residential zones across the City. The future land use map is the basis for the City's zoning map. The periodic update process is ongoing. Given the coordination of the periodic update and the code amendments, a conflict between the future land use map, zoning map, and the code amendments is not expected.

An increase in residential lot density could result in additional development within shoreline areas of the City. Development within designated shorelines is regulated by the *Camas Shoreline Master Program (SMP)* which establishes shoreline designations which are consistent with the City's zoning map. However, the SMP does include verbiage which specifies "single family" residential use which could exclude development of middle housing in shoreline areas which is in conflict with state law and the City's proposed code amendments. The City of Camas should revisit this document to resolve any conflicts related to residential uses within designated shoreline areas.

CARA Code Amendments (Chapter 16.55)

A summary of the CARA code amendments is provided at the beginning of the Non-Project Action worksheet.

Existing and proposed revisions to CMC *Section 16.55 Critical Aquifer Recharge Areas* do not supersede or invalidate provisions of the Camas Shoreline Master Program (SMP). The Camas SMP, and therefore, use within the City's shoreline jurisdiction, will not be affected by the proposed updates to CMC Section 16.55. However, Revised Code of Washington 90.58, critical areas in shoreline jurisdiction, including CARAs, must be protected to an equal or better level than those outside shoreline jurisdiction. Therefore, the City will need to update the critical areas provisions in its SMP to include the updated CARA protections in CMC 16.55. Pursuant to Section 1.9 of the SMP, if conflicts arise between the SMP and other regulatory requirements of governing plans and codes, "*the provisions that provide the most protection to the shoreline ecological processes and functions shall prevail*". The proposed CARA provisions will, thus, not undermine the intended use or protection of Camas' regulated shorelines.

The purpose of CMC *Title 18 Zoning* is to implement the Comprehensive Plan, including development and land uses permitted within each zone. Pursuant to CMC 16.51.030, critical areas regulations act as an overlay, or additional standards beyond zoning and other regulations, thus, the update of CARA regulations, where they are applicable, are not expected to encourage land or shoreline uses incompatible with zoning.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

The proposed minor amendments are not expected to result in shoreline or land use impacts therefore no mitigation measures are proposed.

Housing Code Amendments (Titles 17 and 18)

The proposed housing code amendments may result in greater residential density within individual lots across the City, including lots within regulated shoreline areas. As noted above, these housing code updates are occurring in connection with the periodic update of the City's Comprehensive Plan, which addresses projected population growth, as well as housing and job needs over a 20-year period. As part of that process, the City is developing a future land use map which will take into consideration the implications of the new housing code amendments within residential zones across the City. Given the coordination of the periodic update and the code amendments, a conflict between the future land use map, and the code amendments is not expected therefore no mitigation is proposed. The periodic update process is expected to conclude in 2026.

As discussed above, the city should review and revise language in the SMP to permit middle housing and ADU development within residential lots within shoreline areas as required by state statute.

CARA Code Amendments (Chapter 16.55)

The proposed changes are not expected to increase shoreline or land use impacts therefore additional mitigation is not proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

A summary of the minor code amendments is provided at the beginning of the Non-Project Action worksheet.

The proposed minor code amendments are not expected to influence demand for transportation facilities, public services, or utilities within the City.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

As required by state law, the new middle housing and ADU regulations enable more housing units to be constructed per lot, potentially leading to greater residential development throughout Camas than current zoning codes permit. Changes to the MF-18 and HD-NS zones may also result in more residential units within specific sites. The amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions.

Transportation

The proposed housing amendments could result in greater residential density within individual lots across the City and as a result may increase demand on existing and planned transportation facilities within the City and the Urban Growth Area by residents of the new housing units. However, as noted above, the amount of additional housing that results from these code changes is unknown, thus impacts on transportation infrastructure cannot be quantified.

New development is required to comply with applicable local, state and federal regulations for the development of and improvements to transportation infrastructure. Local regulations and processes which establish transportation improvement requirements for development include *CMC 17.19 Design and Improvement Standards, Chapter 17.21 Procedures for Public Improvements, Camas Comprehensive Plan, Six-Year Transportation Improvement Program*, and the *State Environmental Policy Act*. In addition, the City should evaluate how increased demand on existing and planned transportation facilities may lead to the need for more or different improvements concurrent with the next update of its Transportation System Plan. The combination of the Transportation System Plan update and implementation of these existing regulations can address increased demand.

Public Services

The proposed housing code amendments could result in greater residential density within individual lots across the City and as a result may increase demand for public services such as fire or police protection, public transit, health care, or school. However, as noted above, the amount of additional housing that results from these code changes is unknown, thus impacts on transportation infrastructure cannot be quantified.

Some funding mechanisms are in place to provide public services for Camas including the establishment of impact fees for parks, fire and schools (*CMC Chapter 3.88 Impact Fees on New Development for Certain Public Facilities*). Other funding is secured by leveraging property and sales tax to provide public services. The City and special purposes districts should evaluate how the increased demand for public services concurrent with increases in housing could affect the provision of services when applicable plans are updated.

Utilities

The proposed housing code amendments could result in greater residential density within individual lots across the City and as a result may increase demand for utilities which serve development including potable water, sanitary sewer, stormwater and private utilities such as electricity, telecommunications, natural gas, etc. However, as noted above, the amount of additional housing that results from these code changes is unknown, thus impacts on utilities cannot be quantified.

New development within the City of Camas that results from updates to the City's housing code amendments will be required to connect to public municipal water facilities for potable water service. New housing will contain new inhabitants and will increase demand for public water, which may require the City to withdraw more water from existing municipal wells or establish new wells depending upon the location of the proposed development. The City has prepared a Water System Plan, most recently updated in 2019, which includes an inventory of the existing water system, a forecast of future demand, identification of required capital improvements, a financing plan, and other components. As development occurs, water system infrastructure is evaluated and installed as necessary to serve the projected need of each development consistent with the City's current Water System Plan. The Water System Plan should be updated to reflect projected increases in housing resulting from the updated codes at the time of the City's next planned update.

New housing development is required to connect to and convey wastewater to the public sanitary sewer system pursuant to *CMC Title 13 Division II Sewer System*. Sanitary sewage is collected, conveyed, and treated at the City's wastewater treatment plant before being discharged to the Columbia River. The City of Camas has prepared a General Sewer Plan, most recently updated in 2022, which includes an inventory of the existing sanitary sewer system, a forecast of future demand, identification of required capital improvements, a financing plan, and other components. As development occurs, sanitary sewer system infrastructure is evaluated and installed as necessary to serve the projected need of each development consistent with the City's General Sewer Plan. The City should update its General Sewer Plan to account for increased housing resulting from housing code updates at the time of the City's next planned update.

The City has various codes which govern such practices. Stormwater from new or expanded development is required to capture, treat, and discharge stormwater consistent with *Title 14 Stormwater Provisions* of the Camas Municipal Code in compliance with the 2025 Western Washington Stormwater Manual. The City should evaluate stormwater impacts associated with increased housing resulting from code updates to ensure that it has enough stormwater infrastructure to treat and convey any future increases in stormwater.

Electricity, natural gas, and telecommunications are provided by private entities to meet the needs of new development.

CARA Code Amendments (Chapter 16.55)

A summary of the CARA code amendments is provided at the beginning of the Non-Project Action worksheet.

Transportation

The proposed code amendments are not expected to influence transportation needs resulting from development. The CARA provisions specifically address groundwater protection. No mitigation measures are proposed as no effects are anticipated.

Public Services

The proposed code amendments are not expected to affect demand for public services such as fire or police protection, public transit, health care, or schools. The CARA provisions specifically address groundwater source protection. No mitigation measures are proposed as no effects are anticipated.

Utilities

The cumulative effect of the proposed changes to CMC *Chapter 16.55 Critical Aquifer Recharge Areas* coupled with other applicable provisions of the CMC, including *Title 14 Stormwater Provisions*, will increase groundwater source protection from new development in CARA zones and as a result it will reduce potential impacts to groundwater sources which improves the City's ability to provide potable water service that meets state and national water quality standards to the City's residents and businesses. No mitigation measures are proposed as no effects are anticipated.

- **Proposed measures to reduce or respond to such demand(s) are:**

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

The proposed minor code amendments are not expected to influence transportation needs or increase demand for utilities or public services therefore no mitigation is proposed.

Housing Code Amendments (Titles 17 and 18)

The proposed housing code amendments may result in greater residential density within individual lots across the City. However, the amount of housing that results from these code changes is unknown and will be determined by market demand and site conditions.

As noted above, these housing code updates are occurring in connection with the periodic update of the City's Comprehensive Plan, which addresses projected population growth, as well as housing and job needs over a 20-year period. As required by *RCW 36.70A.070 Comprehensive Plans – Mandatory Elements*, the City is required to develop a future land use map which accommodates projected growth and associated housing and jobs over the planning period. The update will include revisions to plan elements in support of the future land use map, including the Transportation Element, Capital Facilities Element and Utility Element to ensure compatibility internally and with the future land use map. In addition, the City is also

developing a Climate Element which includes climate resiliency and greenhouse gas (GHG) emissions reduction sub-elements which aim to increase a community's resiliency to natural hazards due to climate change and reduce overall GHG emissions generated by land use and transportation within the City, respectively. This effort may result in updated capital plans which identify future needs to serve development. Such improvements are expected to be constructed as development occurs to serve growth consistent with local codes noted above thus additional mitigation is not proposed.

CARA Code Amendments (Chapter 16.55)

The proposed amendments are not expected to influence transportation needs or increase demand for utilities or public services therefore no mitigation is proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Minor Code Amendments (Titles 2, 8, 12, 15, and Chapters 18.17 and 18.55)

The minor code amendments consist of mainly housekeeping updates which improve clarity, usability and administration of the code, as well as addressing changes in state law or other standards. These revisions include updates to administrative procedures, building and fire codes, engineering design standards, and similar changes.

Housing Code Amendments (Titles 17 and 18)

A summary of the housing code amendments is provided at the beginning of the Non-Project Action worksheet.

The housing code amendments enable more housing units to be constructed per lot, potentially leading to greater development throughout Camas than current zoning codes permit. However, the actual impact on housing unit growth is unknown. As noted previously, these updates are being undertaken to comply with state law. New development is required to comply with local, state and federal regulations which protect the environment, including but are not limited to, *CMC Title 16 Environment and Chapter 16.51 Critical Areas*, the *Camas Shoreline Master Program*, *Endangered Species Act*, *Clean Water Act*, etc. The proposed housing code amendments do not affect the degree to which environmentally sensitive areas can be impacted by development; thus, the amendments are not expected to conflict with regulations that protect the environment.

The housing code amendments are being developed in combination with the City's periodic update of the Camas Comprehensive Plan which evaluates and plans for future growth over a 20-year period. As part of that effort the City is developing a future land use map which will take into consideration the implications of the new housing code amendments within residential zones across the City. The periodic update process is ongoing. Given the coordination of the periodic update and the code amendments, a conflict between the future land use map and the code amendments is not expected. Given that the purpose and intent of the code updates is to implement state law and local

policy decisions stemming from the periodic update, a conflict with local, state and federal regulations is not anticipated.

CARA Code Amendments (Chapter 16.55)

The CARA code is intended to classify and regulate activities in critical aquifer recharge areas as required by Washington Administrative Code (WAC) 365-190-100 and implement best available science for protection of CARAs as required by Revised Code of Washington (RCW) 36.70A.172.

Given the purpose and intent of *Chapter 16.55 Critical Aquifer Recharge Areas*, and the anticipated effect of the proposed amendments, a conflict between local code and other local, state or federal laws is not anticipated. Furthermore, other statements found in *CMC 16.51 General Provisions for Critical Areas* acknowledges that other local, state and federal regulations apply to development in critical areas, including CARAs. The City acknowledges the role of best available science and notes that consultation with state and federal agencies or other qualified professionals is necessary to implement best available science. The code also states that compliance with local critical areas regulations “*does not constitute compliance with other federal, state and local regulations and permits requirements that may be required [...].*” The code places the onus on the applicant to obtain all necessary approvals for proposed development activity. No conflicts between local, state, and federal law are anticipated.